

**Adopted Resolutions and Decisions of the Meeting of the Impact Assessment
Committee (IACOM)
of Heritage Western Cape (HWC) held via MS Teams
at 09H00 on Wednesday, 16 September 2026**



MATTERS DISCUSSED

11. SECTION 38(2) RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP (NID)

**11.1 SDP Amendment for Erf 148638 (Ptn of Erf 10256), Cnr Adderley & Strand Streets, Foreshore: NM
HM / CAPE TOWN METROPOLITAN / FORESHORE / ERF 148638**

Case No: 29411SVB0720

RESPONSE TO REVISED SDP:

The Committee considered the revised proposal to not have any additional heritage impacts and that the design development still adheres to the principles of the original HIA. No further heritage studies are required, and the updated SDP is supported. Drawings dated 04 May 2026, Revision Issue 5, and prepared by TwoFiveFive Architects:

1. 04.1 - A Rev 03, Site Plan
2. 04.1 - A Rev 04, First Storey
3. 04.1 - A Rev 04, Second Storey
4. 04.1 - A Rev 04, Third Storey
5. 04.1 - A Rev 04, Fourth Storey
6. 04.1 - A Rev 04, Fifth Storey
7. 04.1 - A Rev 04, Parapet
8. 04.1 - B.1 Rev 04, Section A - A
9. 04.1 - B.2 Rev 04, Section A - A
10. 04.1 - B.3 Rev 04, Section A - A
11. 04.1 - C.1 Rev 04, North Elevation, South Elevation
12. 04.1 - C.2 Rev 04, West Elevation, East Elevation
13. 04.1 - C.3 Rev 02, North Elevation with Context, East Elevation with Context
14. 04.1 - C.4 Rev 04, South Elevation with Context, West Elevation with Context
15. 04.1 - A.1 Rev 01 - WIP, First Storey, Second Storey, Third Storey, Fourth Storey, Fifth Storey, Sixth Storey, Seventh Storey, GLA Area

SVB

12. SECTION 38(1): INTERIM COMMENT

12.1 None

13. SECTION 38(4) RECORD OF DECISION (ROD)

13.1 Multiple Erven, 15 Beach Road & 2-6 Railway Street, Woodstock: NM HM / CAPE TOWN METROPOLITAN / WOOD STOCK / ERVEN 10221-RE, 10223, 10224-RE, 10225-RE, 149348, 149351 & 148639

Case No: 29975SVB0528 / HWC25052607SVB0528

RECORD OF DECISION:

The Committee resolved to approve the HIA report, titled 'Heritage Impact Assessment: Erven 148639, 10221, 10223, 10224, 10225, 149351 & 149384, Tide Road & Railway Street, Woodstock, Cape Town', dated July 2026, and prepared by Ms Claire Abrahamse, as having met the provisions of Section 38(3) of the National Heritage Resources Act (NHRA). The development proposal is approved subject to the following conditions that:

1. Time and funding contingencies must be built into the development programme and budget to deal with the possible presence of the remains of Craig's Battery on Site A.
2. A programme of subsurface archaeological testing must be undertaken as part of the development planning and design process for Site A, to determine the presence and likely extent of any remains of the battery.
3. The demolition of existing buildings on Site A and any development-related earthworks must be archaeologically monitored. Such monitoring may be informed by and based on the results of the archaeological testing.
4. Surviving remains of the battery must be subject to archaeological excavation and recording and must be considered for possible inclusion as features within the development precinct and finalisation of the SDP as it relates to the findings of the above-mentioned investigations and how these findings can be meaningfully incorporated into the development, acknowledging that such findings will impact the final proposal.
5. Should pre-colonial or maritime archaeological material (e.g. shell midden material, stone artefacts or wreck-related artefacts) be encountered during the redevelopment of either Site A or B, a suitably qualified and experienced archaeologist must be called in to assess the finding and determine the need for any mitigation.
6. If human remains are uncovered on either Site A or B, work must cease immediately, the remains must be left in place and made safe, and the project archaeologist and HWC notified in order for the significance of the material to be assessed and a decision taken as to how to deal with it.

The approval contained in this decision is valid for 5 years from the date of this decision. This period may be extended on good reason being shown and at the discretion of HWC, provided that application for extension must be made prior to the effluxion of the 5-year period.

SVB

13.2 Erven 10 & 28, Berg Street, Wellington: NM
HM/ CAPE WINELANDS / DRAKENSTEIN / WELLINGTON / ERVEN 10 & 28

Case No: HWC25072807CSI0821/ 25957CSI0821

HELD OVER:

The Committee resolved to undertake a site inspection on Friday, 6 November 2026 at 11:00 (AM, SW, DG, JWH, MS and CW).

CSi

13.3 Erven 2317, 2318, 2319, 2320, 2321, 2322, 2326, 2327 and 2328, 52-58 Castle Street, 49 Loop Street & 57 Strand Street, Cape Town City Centre: NM
HM / CAPE TOWN METROPOLITAN / CAPE TOWN CITY CENTRE / ERVEN 2317, 2318, 2319, 2320, 2321, 2322, 2326, 2327 AND 2328

Case No: 26353SJ1008

HELD OVER:

The Committee resolved to undertake a site inspection on Friday, 6 November 2026 at 09:30 (DS, JWH and AM).

SVB

13.4 Various Erven, 'ElevenOnB' Development, Loop, Buiten & Orphan Streets, Cape Town: MA
HM / CAPE TOWN METROPOLITAN / CENTRAL CITY / ERVEN 179652, 3214-RE, 3216, 144382-RE

Case No: 25255SJ0526

COMMENT:

The Committee endorsed the documents submitted as meeting the requirements of the HIA approval and noted that archaeological monitoring and social research are ongoing. Closeout report for this work must be submitted to HWC within 3months of practical completion.

XM

14 SECTION 38(8) NEMA RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP

14.1 None

15 SECTION 38(8) NEMA INTERIM COMMENTS

15.1 None

16 SECTION 38(8) NEMA FINAL COMMENTS ON ENVIRONMENTAL IMPACT ASSESSMENT

16.1 Proposed Mixed Use Development on Erf 2187, Green Point (Three Anchor Bay): MA HM / CAPE TOWN METROPOLITAN / GREEN POINT / ERF 2187

Case No: HWC16092210WD1011E

FINAL COMMENT:

The Committee resolved to endorse the Heritage Impact Assessment, titled "Proposed development of Erf 2187, Green Point", dated July 2026, and prepared by Lize Malan and Cindy Postlethwayt, as having met the provisions of Section 38(3) of the National Heritage Resources Act (NHRA), subject to the following conditions:

1. Detailed urban design guidelines must be submitted to HWC for endorsement at SDP stage, prior to any building plan approval with specific emphasis on the grade IIIA civic complex and its forecourt and interface conditions. All further site development plan development or building plans must be substantially in accordance with the urban design guidelines or otherwise referred to HWC for approval.
2. A Landscape Master Plan, prepared by a suitably qualified landscape architect, must be submitted with the urban design guidelines for endorsement by HWC at SDP stage.
3. The library and Civic Centre uses must be retained in the existing building complex, with the proviso that minor changes the use and programme of the building may be entertained subject to the condition below.
 - a. Any work to the Civic Centre and Library building complex – maintenance, repairs, alterations and additions are to be undertaken by, or with the input and monitoring of a heritage architect with suitable experience in modernist buildings with the appointment to be endorsed by HWC. Any alterations and additions must be subject to further heritage assessment, public consultation and approval by HWC.
 - b. The requirement for the retention, future repair, upkeep and maintenance of the Civic Centre and Library building complex as public facilities, be specifically set as a condition of the EA approval (to be provided for in the agreement with a successful bidder for the property).

The demolition of the structures older than 60 years as indicated on Figure 5.1 of the report is approved. These demolitions are not subject to further HWC processes as described above.

The endorsement contained in this comment is valid for 5 years from the date of this comment. This period may be extended for good reasons being shown and at the discretion of HWC, provided that application for extension must be made prior to the effluxion of the 5-year period.

RB

**16.2 Proposed Subdivision and Rezoning for the Residential Development of Portion 40 of Farm Klipfontein No 711, Gansbaai: NM
HM / OVERBERG / OVERSTRAND / GANSBAAI / FARM 711 PORTION 40**

Case No: 25785EJV0731

INTERIM FURTHER REQUIREMENTS:

The committee requires HWC to confirm the correct contact details for the registered conservation bodies for this subject area to determine if the consultation process was duly undertaken.

1. If the contact details provided by HWC were correct:
HWC may proceed with its review of the HIA.
2. If the contact details provided by HWC were incorrect:
The correct details are to be provided by the ASD Planning, Policy, and Research by 29 October 2026.
The applicant is required to undertake a 30-day consultation period with the relevant conservation bodies, using the correct contact details provided by HWC, and thereafter resubmit the matter to HWC for consideration

RB

**16.3 Various farms, Isilimela Solar Energy Facility, Melkbosstrand: NM
HM / CAPE TOWN METROPOLITAN / MELKBOSSTRAND / REMAINDER OF FARM 101**

Case No: 27056SB0115

INTERIM FURTHER REQUIREMENTS:

An appropriate buffer is required to the North of Mamre Road. In order to protect the historical and scenic value of this route as a grade IIIB heritage resource, the Committee requires that the width of that buffer, between 100-200m wide, be tested from a combined cultural landscape and visual perspective. A final assessment, reviewed by the heritage consultant, must be submitted to HWC for further review.

SB

**16.4 Erf 308, Corner of Vista Street and Main Street, St Helena Bay: NM
HM / WEST COAST / SALDANHA BAY / ST HELENA BAY / ERF 308**

Case No: 22061314SB0819E

INTERIM FURTHER REQUIREMENTS:

The committee requires HWC to confirm the correct contact details for the registered conservation bodies for this subject area to determine if the consultation process was duly undertaken.

1. If the contact details provided by HWC were correct:
HWC may proceed with its review of the HIA.
2. If the contact details provided by HWC were incorrect:
The correct details are to be provided by the ASD Planning, Policy, and Research by 29 October 2026.
The applicant is required to undertake a 30-day consultation period with the relevant conservation

bodies, using the correct contact details provided by HWC, and thereafter resubmit the matter to HWC for consideration.

SB

**16.5 Proposed Housing Development on Ptn 9 and Remainder of Ptn 2 of the Farm Cloetesdal No 81, Stellenbosch: NM
HM / CAPE WINELANDS / STELLENBOSCH / REMAINDER OF PORTION 2 & 9 OF THE FARM CLOETESDAL NO. 81**

Case No: 27864RB0317/ HWC25020511RB0205

INTERIM FURTHER REQUIREMENTS:

The HIA report does not satisfy the requirements of S.38(3) of the NHRA, for the following reasons:

1. The policy planning context must be provided in the HIA, in order to locate the site within the municipal planning framework.
2. The HIA report must be integrated with BAR, specifically with reference to visual impacts and results of public consultation where specific heritage concerns have been raised. The HIA must respond to concerns raised.
3. The HIA must conclude with an integrated set of heritage recommendations
4. The HIA must assess the impact of the scale and massing of the proposed development on the receiving environment adjacent to the R304 (scenic route)
5. It is acknowledged that the RNID did not require a separate specialist VIA. Notwithstanding, the HIA must address how the proposed development sits within its landscape context. At the entry point into the transitional zone between urban and rural conditions as one experience the entrance to the town of Stellenbosch.
6. Notwithstanding, that a separate VIA was not required, the HIA must provide sufficient information from a visual heritage related perspective to indicate whether the proposed development impacts the broader landscape concerns and views from the R304.
7. The above integrated report must be subject to a 14-day consultation period with identified I&APs. The comments must be integrated into a revised HIA to be submitted to HWC.

RB

17 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP

17.1 None

18 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN INTERIM COMMENT

18.1 None

19 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN FINAL COMMENT

19.1 None

20 SECTION 38(8) OTHER LEGISLATION NOTIFICATION OF INTENT TO DEVELOP

20.1 None

21 SECTION 38(8) OTHER LEGISLATION INTERIM COMMENT

21.1 None

22 SECTION 38(8) OTHER LEGISLATION FINAL COMMENT

22.1 None

23. SECTION 27 PROVINCIAL HERITAGE SITES

23.1 None

24. SECTION 47 CONSERVATION MANAGEMENT PLANS

24.1 None

25. ADVICE

25.1 None

26. SECTION 42 HERITAGE AGREEMENTS

26.1 None

27. OTHER

27.1 None

28. Adoption of decisions and resolutions

The Committee agreed to adopt the decisions and resolutions as recorded above (JW and AM).